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# FOR SALE / OFFICE CONDO

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380 South First Street  
St. Charles, IL 60174

PIN: 09-34-137-005





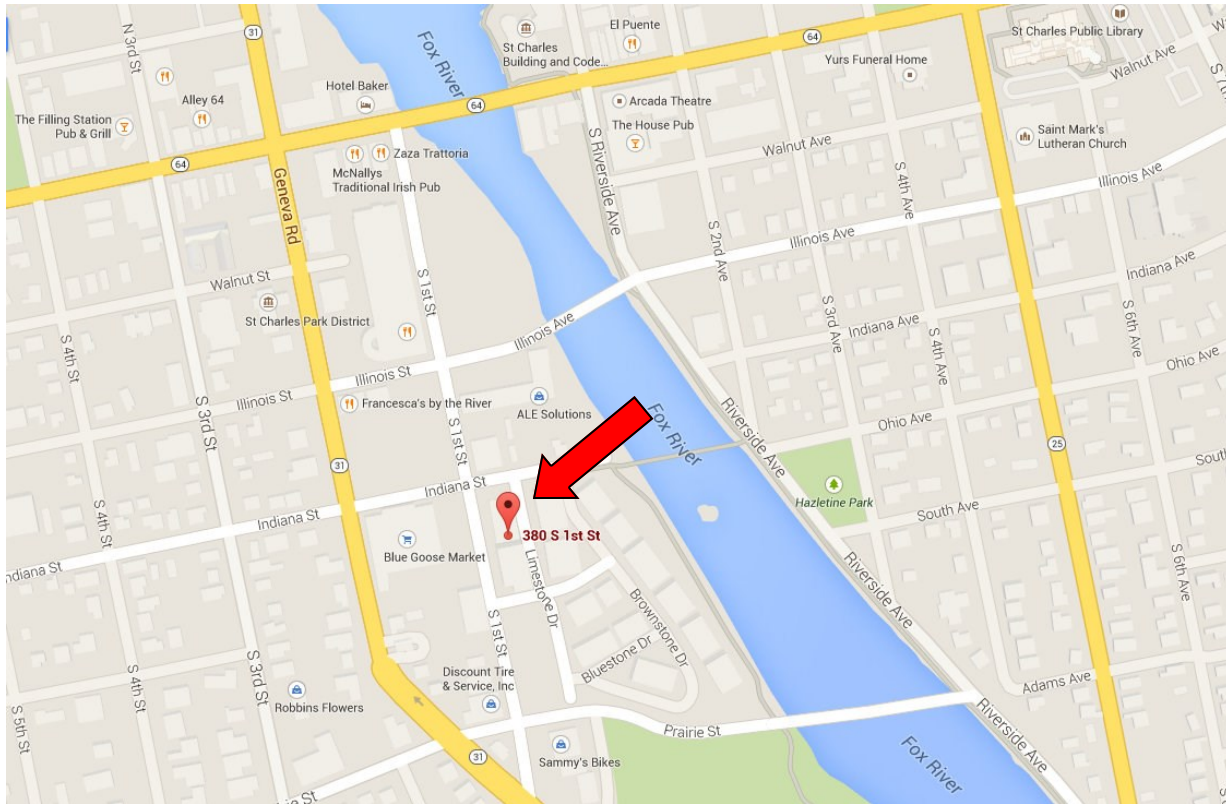
## Property Specifications...

### **Property Specifications:**

<b>Address:</b>	<b>380 South First Street St. Charles, IL 60174</b>
<b>Listing Price:</b>	<b>\$420,000.00</b>
Listing Brokers:	Jace Murray & Ellen Gallagher Murray Commercial (630) 513-0173
PIN:	09-34-137-005
Leasable Square Feet:	1,509 +/-
Current Use:	Financial Office
Current Design:	Reception, Two private offices, Conference room, Open seating area with Gas Fireplace and Built-in wet bar, Private kitchenette and work area, ADA restroom.
Location:	One block south of Main (Rt 64) One block west of Fox River
Zoning:	CBD-1: Central Business District / Downtown Overlay District
Building:	Brownstone
Parking:	Street Public Parking
Surrounding Condos:	Banking
Township:	St. Charles
Real Estate Taxes:	\$8,196.00 (2013 payable 2014)

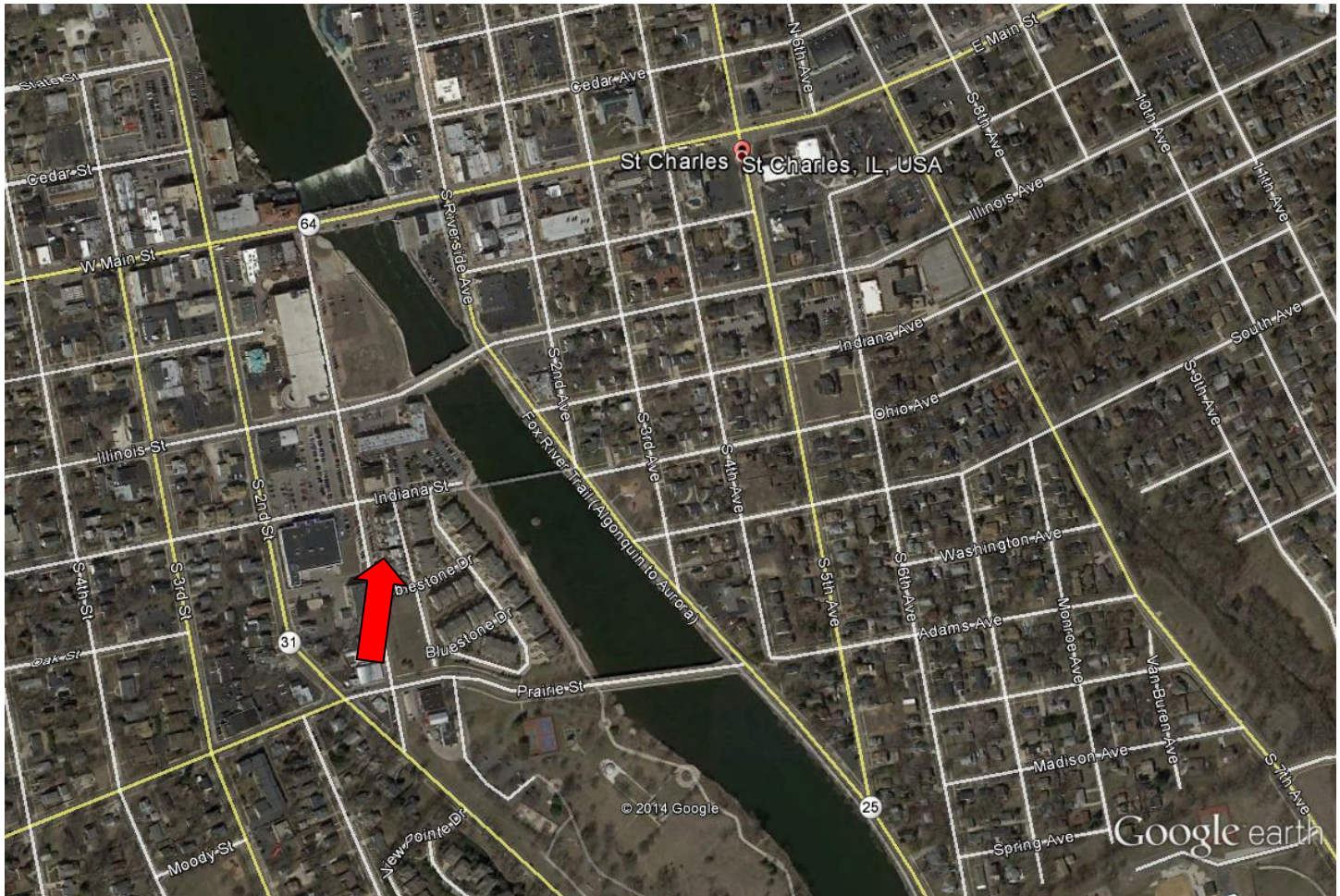


## Site Location...





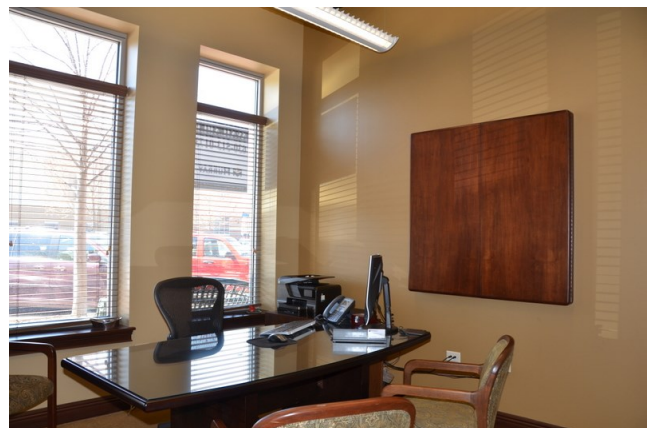
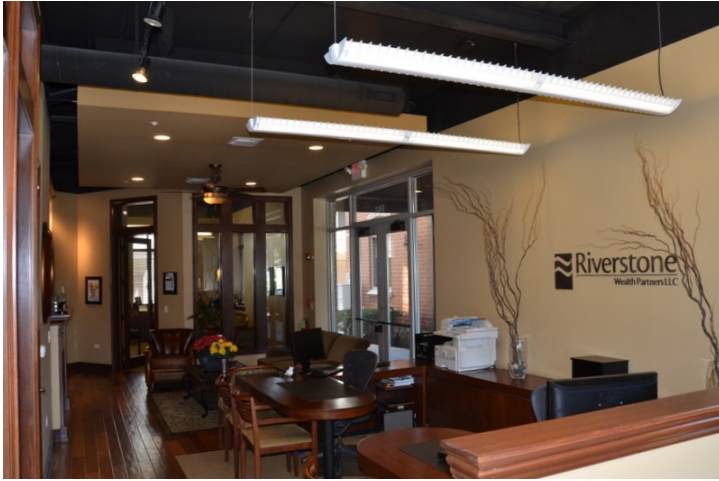
## Site Location / Aerials ...







## Interior Photos ...



PROPOSED OFFICE BUILD-OUT:  
"UNIT C" BLDG. ONE  
MILESTONE ROW OF ST. CHARLES



## Operating Expenses ...

### Operating Expense Summary:

Square footage: 1,509

	Actual 2014	
	Expenses	\$/sf
Gas	\$ 840.00	\$ 0.56
Electric	\$ 1,500.00	\$ 0.99
Water/Sewer	\$ 267.00	\$ 0.18
Association Dues	\$ 1,404.00	\$ 0.93
Insurance	<u>\$ 480.00</u>	<u>\$ 0.32</u>
	\$ 4,491.00	\$ 2.98
Real Estate Taxes	\$ 8,196.00	\$ 5.43
Total	\$ 12,687.00	\$ 8.41





# Zoning Map ...

